

116.0

0008

0006.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

754,900 / 754,900

USE VALUE:

754,900 / 754,900

ASSESSED:

754,900 / 754,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
50		WRIGHT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WADOSKI WILLIAM C TRUSTEE	
Owner 2: ABRUZZI ELENA J TRUSTEE	
Owner 3:	

Street 1: 50 WRIGHT ST
Street 2: WILLIAM C WADOSKI TRUST

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION	
This parcel contains 8,815 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Brick Veneer Exterior and 1928 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	8	22E
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
101	One Family		8815		Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY							Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value						75019	
101	8815.000	275,100	700	479,100	754,900						GIS Ref	
											GIS Ref	
											Insp Date	
											09/26/18	
											09057!	

PREVIOUS ASSESSMENT									Parcel ID	116.0-0008-0006.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	275,100	700	8,815.	479,100	754,900	754,900	Year End Roll	12/18/2019	
2019	101	FV	228,400	700	8,815.	472,300	701,400	701,400	Year End Roll	1/3/2019	
2018	101	FV	228,400	700	8,815.	362,800	591,900	591,900	Year End Roll	12/20/2017	
2017	101	FV	228,400	700	8,815.	342,200	571,300	571,300	Year End Roll	1/3/2017	
2016	101	FV	228,400	700	8,815.	314,800	543,900	543,900	Year End	1/4/2016	
2015	101	FV	214,500	700	8,815.	294,300	509,500	509,500	Year End Roll	12/11/2014	
2014	101	FV	214,500	700	8,815.	271,000	486,200	486,200	Year End Roll	12/16/2013	
2013	101	FV	214,500	700	8,815.	271,000	486,200	486,200		12/13/2012	

SALES INFORMATION		TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst Verif Notes
WADOSKI WILLIAM	23287-403		6/10/1993			1 No	No A

BUILDING PERMITS											ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
									9/26/2018	MEAS&NOTICE	CC	Chris C			
									11/18/2008	Meas/Inspect	336	PATRIOT			
									2/10/2000	Meas/Inspect	263	PATRIOT			
									9/4/1993		AJS				

Sign: VERIFICATION OF VISIT NOT DATA										

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8815		Sq. Ft.	Site		0	70.	0.78	6									479,115						479,100	

